

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Room 201A - 2nd Floor, City Hall
Chicago, Illinois 60602
October 20, 2011
MINUTES

PRESENT

Linda Searl
Nancy Pacher
Gracia Shiffrin
Kevin Slaughter
George Migala
Patricia Scudiero
John Nelson
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Terry Peterson
Smita Shah
Gabe Klein
Doris Holleb
David Weinstein
Michael Kelly
Andrew Mooney
Alderman Ray Suarez
Alderman Edward Burke
Alderman Daniel S. Solis
Alderman Margaret Laurino

- I. The Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on October 20, 2011.
- III. The Minutes of the September 15, 2011 Hearing were approved unanimously.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY
PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 10
WERE APPROVED BY A 8-0 OMNIBUS VOTE.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4725-4727 West Adams Street in the 28th Ward. (11-086-21)

2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 9515 South LaSalle Street in the 21st Ward. (11-086-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 9322 South Phillips Avenue in the 7th Ward. (11-086-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5445 West Quincy Street in the 29th Ward. (11-086-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2641 West Maypole Avenue in the 2nd Ward. (11-086-21)

Negotiated Sales

6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 7522 South Greenwood Street in the 8th Ward. (11-088-21)

Dispositions, Acquisitions, and Change of Use

7. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to the Chicago Park District for the future creation of Park 561 in the near south side community area for the property located at 1611-1629 South Wabash Avenue in the 2nd Ward. (11-087-21)
8. A resolution recommending a proposed ordinance authorizing the disposition of City-owned land to the Chicago Park District for the future expansion of Skinner Park in the near west side community area for the property located at 1358 West Monroe Street in the 27th Ward. (11-089-21)
9. A resolution recommending a proposed ordinance authorizing the disposition of thirteen City-owned parcels land to the foundation for emotionally Disturbed Children (FEDC) NMTC LLC. for the properties located at 6217 South Ingleside Avenue, 6220-32 South Ingleside Avenue, 6227-29 South Ingleside Avenue, 6237-39 South Ingleside Avenue, 6240 South Ingleside Avenue, and 910 East 63rd Street in the 20th Ward. (11-091-21)

Tax Increment Finance Redevelopment Plan

10. A resolution recommending a proposed amendment No. 1 to The Woodlawn Tax Increment Financing Redevelopment Project Area. for the property bounded by

62nd street to the north, the IC railroad tracks to the east, Marquette Road to the south, and Cottage Grove to the west. (20th Ward) (11-090-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Business Planned Development submitted by Toyoko Inn Chicago, L.L.C for the property located at 320 South Clinton Street. The site is currently zoned DX-7 Downtown Mixed Use District. The applicant seeks to rezone the site to a DX-12 Downtown Mixed Use District and then to a Business Planned Development. The applicant is proposing to construct a 23-story hotel, with 615 Hotel rooms and 123 accessory parking spaces. (2nd Ward) **Deferred**
2. A proposed Commercial Planned Development, submitted by Crown Roseland LLC, for the property generally located at 25-45 East 115th Street. The Applicant proposes to construct a 49,000 square foot retail facility and parking for 208 vehicles. The maximum height within this Planned Development will be 30'. The Applicant proposes to maintain the property's existing underlying zoning of B3-1 (Community Shopping District) prior to establishing this proposed Commercial Planned Development. (9th Ward) **Approved 9-0 – Yeas - Commissioners Burnett, Migala, Nelson, Pacher, Scudiero, Shiffrin, Slaughter, Tunney, and Searl.**
3. A proposed Planned Development, submitted by the Chicago Housing Authority, for the property generally located at East 131st Street and South Ellis Avenue. The Applicant proposes to construct an approximately 36,000 square foot office building and an approximately 35,000 square foot day care center building, with an additional approximately 30,000 square feet of open space and 75 off-street parking spaces. The maximum proposed height for buildings within this Planned Development will be 37'. The Applicant is proposing to amend the property's existing underlying zoning from RS-1 (Residential Single-Unit Detached House District) to B3-2 (Community Shopping District) prior to establishing this Planned Development. (9th Ward) **Approved 9-0 – Yeas - Commissioners Burnett, Migala, Nelson, Pacher, Scudiero, Shiffrin, Slaughter, Tunney, and Searl.**
4. A proposed technical amendment to Residential Business Planned Development No. 356 submitted by Mondial Condominium Association, for the property generally located 857-921 W. Superior, 661-709 N. Sangamon, 856-920 W. Huron Street, 656-666 N. Peoria Street, 674-694 N. Peoria Street and 900-920 W. Ancona Street. The site is currently zoned Residential Business Planned Development No. 356. The applicant seeks to rezone the site to a B2-5 Neighborhood Mixed-Use District and then to a Residential Business Planned Development No. 356 as amended. The applicant seeks to amend the Floor Area Ratio from 3.27 to 3.29. (27th Ward) **Approved 7- 0 with Chairman Searl and**

Commissioner Burnett recusing themselves– Yeas - Commissioners Migala, Nelson, Pacher, Scudiero, Shiffrin, Slaughter, and Tunney.

- E. MATTERS DEFERRED IN ACCORDANCE WITH INTER-AGENCY PLANNING REFERRAL ACT, 65 ILCS 5/11-12-4:
- F. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 - 1. A proposed Institutional Planned Development submitted by the Salvation Army, an Illinois Corporation, for the property generally located at 3300-3320 W. Chicago Avenue, 800-920 N. Spaulding; 801-803 N. Christiana Avenue and 811-923 N. Christiana Avenue. The applicant is proposing to construct a 194,000 square foot institutional facility and provide 166 accessory parking spaces. The applicant is proposing to rezone the property from M1-1 Limited Manufacturing/Business Park District to C1-2 Neighborhood Commercial District prior to establishing the Institutional Planned Development. (27th Ward)

Adjournment: 2:25 PM